RIVER FIRE MASTER PLAN

THE TILDEN HOUSE



ANALYSIS:

OCCUPANCY GROUP: R-3 / U SINGLE FAMILY DWELLING

TYPE OF CONSTRUCTION: TYPE V-B

ALL WORK SHALL COMPLY WITH THE 2019 EDITIONS OF THE C.B.C., C.R.C., C.M.C., C.P.C., C.E.C., C.E.C.S. (ENERGY STANDARDS), AND C.G.B.S.C. (CAL-GREEN) BUILDING STANDARDS, PROPERTY MAINTENANCE CODES, AND ALL APPLICABLE LOCAL ORDINANCES

PROJECT IS LOCATED IN A MODERATE WILDLAND-URBAN INTERFACE AREA AND MUST COMPLY WITH THE PROVISIONS OF THE CRC 2019 (URBAN WILDLAND INTERFACE BUILDING STANDARDS)

ALL REQUIRED EXTERIOR MATERIALS SHALL BE LISTED APPROVED BY 'OSFM' BUILDING MATERIALS LISTING

DESIGN CRITERIA:

SNOW LOAD: 49 LBS/ FT.
CLIMATE ZONE: 11
WIND EXPSOSURE: C

AREA TABULATIONS:

TABULATIONS TO FACE OF STUD / FOUNDATION WALL

CONDITIONED FLOOR AREA: APPROX. 1,210 SQ. FT.

COVERED ENTRY:

APPROX. 20 SQ. FT.

ENTRY DECK: APPROX. 80 SQ. FT.

DEFERRED SUBMITTALS:

CONSTRUCTION WASTE MANAGEMENT PLAN

PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN
- RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF
NONHAZARDOUS CONTRUCTION AND DEMOLITION WASTE

ALSO SEE SHEET A0-1, A0-2, AND CAL-GRN.

SPRINKLER SYSTEM

SPRINKLER SYSTEM DESIGN AND ENGINEERING SHALL BE SUBMITTED FOR APPROVALS PRIOR TO INSTALLATION.

PROVIDE SPRINKLER SYSTEM IN ACCORDANCE WITH CRC AND NEVADA COUNTY REQUIREMENTS

PROVIDE LETTER FROM THE WATER SERVICE PROVIDER OR A WELL TEST REPORT INDICATING THE AVAILABLE WATER PRESSURE AT THE FIRE SPRINKLER RISER.

GAS PIPING DIAGRAM

DUCT WORK AND GAS LINE SIZING INSTALLED PER THE CA PLUMBING CODE TO BE FIELD VERIFIED BY THE INSPECTOR.

SOLAR ARRAY LAYOUT

SOLAR ROOF LAYOUT AND CALCULATIONS TO BE PROVIDED PRIOR TO PERMIT APPROVAL

INSPECTION REQUIREMENTS:

INSPECTION IS REQUIRED FOR A SOIL FILL, COMPACTION AND GRADING. ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS GREATER THAN 12 INCHED IN DIAMETER. (L-V 19.10 (C) ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY WITH A COMPACTION REPORT ONSITE AT TIME OF INSPECTION.

PRIOR TO ISSUANCE OF A PERMIT, THE APPLICANT SHALL COMPLETE AND SUBMIT A SPECIAL INSPECTION AND TESTING AGREEMENT FORM TO THE BUILDING DEPARTMENT FOR REVIEW FOR ANY REQUIRED SPECIAL INSPECTIONS.

SCOPE OF WORK:

CONSTRUCTION OF SINGLE FAMILY PRIVATE DWELLING AND ALL ASSOCIATED SITE WORK, INCLUDING UTILITIES, PATIOS, AND DRIVEWAY.

SITE ANALYSIS: SEE SITE PLANS

SHEET INDEX / PROJECT DIRECTORY:

COVER SHEET

DESIGNER: ARCHITECTURAL PLANS: FOXLEY DESIGN GENERAL NOTES NEVADA COUNTY GENERAL NOTES 13366 ORTON ROAD GRASS VALLEY, CA 95945 **CAL-GREEN CHECKLIST- SHEET 1** (530) 559-7552 CAL-GREEN CHECKLIST- SHEET 2 WILDLAND-URBAN INTERFACE CHECKLIST **FOUNDATION & FLOOR FRAMING FLOOR PLAN** A1-3: **ROOF PLAN ELEVATIONS** SECTION

STRUCTURAL PLANS:

ELECTRICAL FLOOR PLAN

S1: FOUNDATION & SHEAR WALL
S2: ROOF FRAMING PLAN
SD1: STRUCTURAL DETAILS
SN1: STRUCTURAL NOTES

< STRUCTURAL CALCULATIONS >

ENERGY ANALYSIS:

T24: ENERGY CALCULATIONS

STRUCTURAL ENGINEER:

LINCOLN AND LONG ENGINEERING 568 EAST MAIN STREET, SUITE D GRASS VALLEY, CA 95945 PHONE: (530) 273-0503 FAX: (530) 274-3415

ENERGY DOCUMENTS:

IAN O'BRIEN 224 BRIDGE STREET NEVADA CITY, CA 95945 PHONE: (530) 575-1656 THE TILDEN HOLSE

THE TILDEN HOLSE

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

REMARKS DATE

FINAL DRAWINGS

PERMIT SUBMITTAL

XX-XX-XX

PERMIT SET

COVER SHEET

FOUNDATION NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, CURRENT EDITION.

ALL HOLDOWNS AND ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.

USE 5/8" ANCHOR BOLTS AT 48" O.C. WITH 3" X 3" X 0.229 WASHERS

CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI IN 28 DAYS.

CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT

ANY DISCREPANCIES BEFORE BUILDING.

FOUNDATION WALLS TO EXTEND AT LEAST 6 INCHES ABOVE THE FINISHED GRADE.

MINIMUM 4x6 POST WHERE GIRDER JOISTS OCCUR.

EXTEND SILL BOLTS 7" MINIMUM INTO FOUNDATION, 48" O.C. MAXIMUM SPACING, UNLESS NOTED OTHERWISE, AND MINIMUM OF 2 BOLTS PER SILL BOARD. A BOLT SHALL BE LOCATED NOT LESS THAN 12 INCHES FROM ENDS OF EACH PLATE.

HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

U.F.E.R. ELECTRICAL GROUNDING, 20 LINEAR FT. #4 REBAR ENCASED IN 2" CONCRETE AT FOOTING WALL.

ALL FOOTINGS SHALL EXTEND THE REQUIRED DEPTH INTO UNDISTURBED EARTH.

ALL ISOLATED FOOTINGS TO BE 8" DEEP MINIMUM WITH #4's AT 12" O.C. EACH WAY.

CONNECTORS FOR PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE

FOUNDATION PLATES / SILLS SHALL BE PRESSURE TREATED DOUGLAS FIR WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8 INCH NOMINAL DIA. BOLTS EMBEDDED AT LEAST 7 IN. INTO CONCRETE AND SPACED NOT MORE THAN 48" APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 12 INCHES OF EACH END OF EACH

MINIMUM 6 INCH VERTICAL DISTANCE FROM FINISHED GRADE TO WOOD FRAMING.

MINIMUM 2% GRADE SLOPE AWAY FROM FOUNDATION

DOWNSPOUTS TO 3" ROUND FLEXIBLE DRAIN PIPE. RUN TO DAYLIGHT / DISSIPATORS. COORDINATE WITH GRADE AND FIELD CONDITIONS.

PROVIDE SEPARATE FOUNDATION DRAIN OF 4"
ROUND FLEXIBLE PERFORATED DRAIN PIPE. RUN TO
DAYLIGHT / DISSIPATORS. COORDINATE WITH GRADE
AND FIELD CONDITIONS.

REBAR: GRADE 40

SILL PIECE.

CRAWL SPACE NOTES:

CRAWL SPACE SHALL BE PROVIDED WITH A MIN. NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. ALL OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

PROVIDE 18" X 24" FOUNDATION ACCESS WITHIN 20 FT. OF PLUMBING CLEANOUT.

CRAWL SPACES SHALL HAVE A MINIMUM CLEARANCE OF 18" UNDER FLOOR JOISTS AND MINIMUM 12" UNDER FLOOR GIRDERS PER CODES.

CRIPPLE WALL NOTES:

CRIPPLE WALLS SHALL BE FRAMED AND BRACED PER CBC SECTION 2320.11.5.

CRIPPLE WALLS EXCEEDING 4 FEET IN HEIGHT SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.

FOUNDATION VENT CALCULATIONS:

AREA OF RAISED FOUNDATION: 1,166 SQ FT VENT REQUIREMENT:

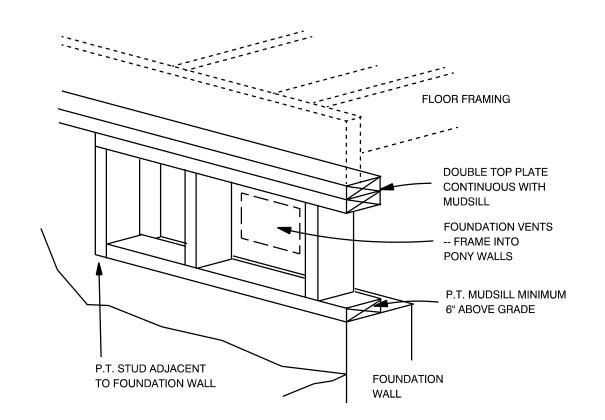
VENT REQUIREMENT THIS PROJECT: 1,166 SQ FT/150 SQ FT=7.78 SQ FT

USE 6" X 14" FOUNDATION VENT

1 SQ FT/150 SQ FT AREA

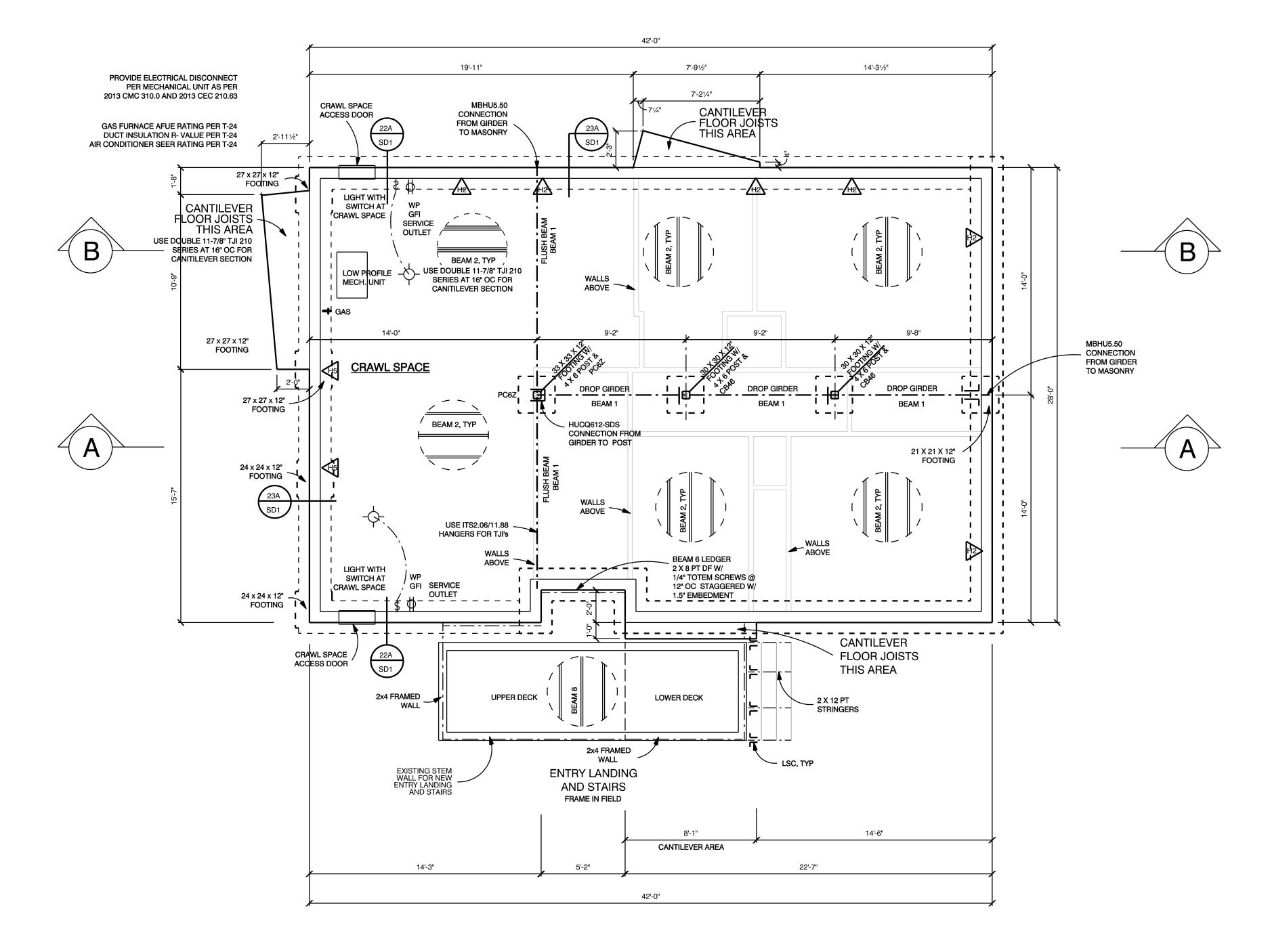
FREE AREA OF VENT: 70 SQ IN=.49 SQ FT EACH 7.78 SQ FT VENT REQUIREMENT/.49 SQ FT/VENT =16 VENTS

INSTALL 16 (N) FOUNDATION VENTS @ 4'-0" OC, MIN EVENLY ALONG PERIMETER OF FOUNDATION WALL



FOUNDATION VENTS

BEAM SCH	IEDULE	
BEAM 1	6 X 12 DF #1	13 FT
BEAM 2	11-7/8 TJI 210 SERIES @16" O.C.	13.5 FT
ВЕАМ 3	4 X 12 DF #1	7.5 FT
BEAM 4	4 X 6 DF #1 OR #2	7.5 FT
BEAM 5	4 X 6 DF #1 OR #2	2.5 FT
BEAM 6	2 X 8 DFPT W/ 1/4" TITEN SCREWS @ 12" OC STAGGERED	
BEAM 7	4 X 8 DF #1 OR #2 PT	5 FT
BEAM 8	2 X 8 DF #1 OR #2 PT @ 12" OC	8 FT, MAX SPAN
BEAM 9	2 X 12 DF PT	5 FT
BEAM 10	4 X 8 DF #1 OR #2 PT	8 FT
BEAM 11	2 X 6 DF SS @ 48" O.C.	2.5 FT
BEAM 12	3.5 X 11.25 PARALLAM PSL 2.0E	2.5 FT



FOUNDATION & FLOOR FRAMING

SCALE: 1/4" = 1'-0"

FOXLEY DESIGN
foxleydesign.com
foxleydesign@gmail.com
530.559.7552

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FOUNDATION &

FLOOR FRAMING

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FLOOR PLAN NOTES:

TOP PLATE SPLICING: USE A MINIMUM OF 4 FT. LAP SPLICE WITH (10) 16d'S INTO EACH SIDE OF LAP OR USE ST6224 STRAP ACROSS PLATE BREAKS.

ALL EXTERIOR DOORS SHALL BE 7'-0" TALL.

ALL INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED

APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE, SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE, ANCHOR STRAPS FOR WATER HEATERS SHALL BE LOCATED WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION, LOWER ANCHOR/STRAP LOCATION TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS. (STEEL BRACES REQUIRED, NOT PLUMBER'S TAPE.)

- (1) TEMPERED SAFETY GLASS AT ENTRY DOOR
- 2 EGRESS WINDOW MINIMUM NET OPENING OF 5.7 SQ. FT. MAXIMUM HEIGHT OF CLEAR OPENING: 44" MINIMUM OPENABLE DIMENSION OF 24" H x 20" W
- $\overline{3}$ TEMPERED SAFETY GLASS AT GLAZING IN SHOWER/ TUB
- SHOWER ENCLOSURE AND DOOR SHALL BE TEMPERED OR LAMINATED SAFETY GLAZING
- $\langle 5 \rangle$ bathroom and kitchen cabinets by owner
- $\langle 6 \rangle$ SHELF AND POLE
- 7 WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 60' IN 1997 SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL NOT LESS THAN 24" SECTION 2904 OF THE CBC. WATER CLOSETS MUST BE ULTRA LOW FLUSH FIXTURES. WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH.
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL $\langle 8 \rangle$ have a minimum finished interior of one thousand TWENTY-FOUR (1024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THIS MEASUREMENT SHALL BE MAINTAINED TO A POINT 70"ABOVE THE SHOWER DRAIN, SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MFR'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F (49°C). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISIONS
- 9 ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.
- (10) WASHER AND DRYER STACK BY OWNER

DRYER SHALL BE VENTED THROUGH-ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURER'S RECOMMENDATIONS -- PROVIDE BACK-DRAFT DAMPER (SCREEN NOT PERMITTED) -- CLOTHES DRYER VENT SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES -- APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN

6' IN LENGTH AND NOT CONCEALED WITHIN CONSTRUCTION ARE ALLOWED -- UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S SPECIFICATIONS, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL B DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO

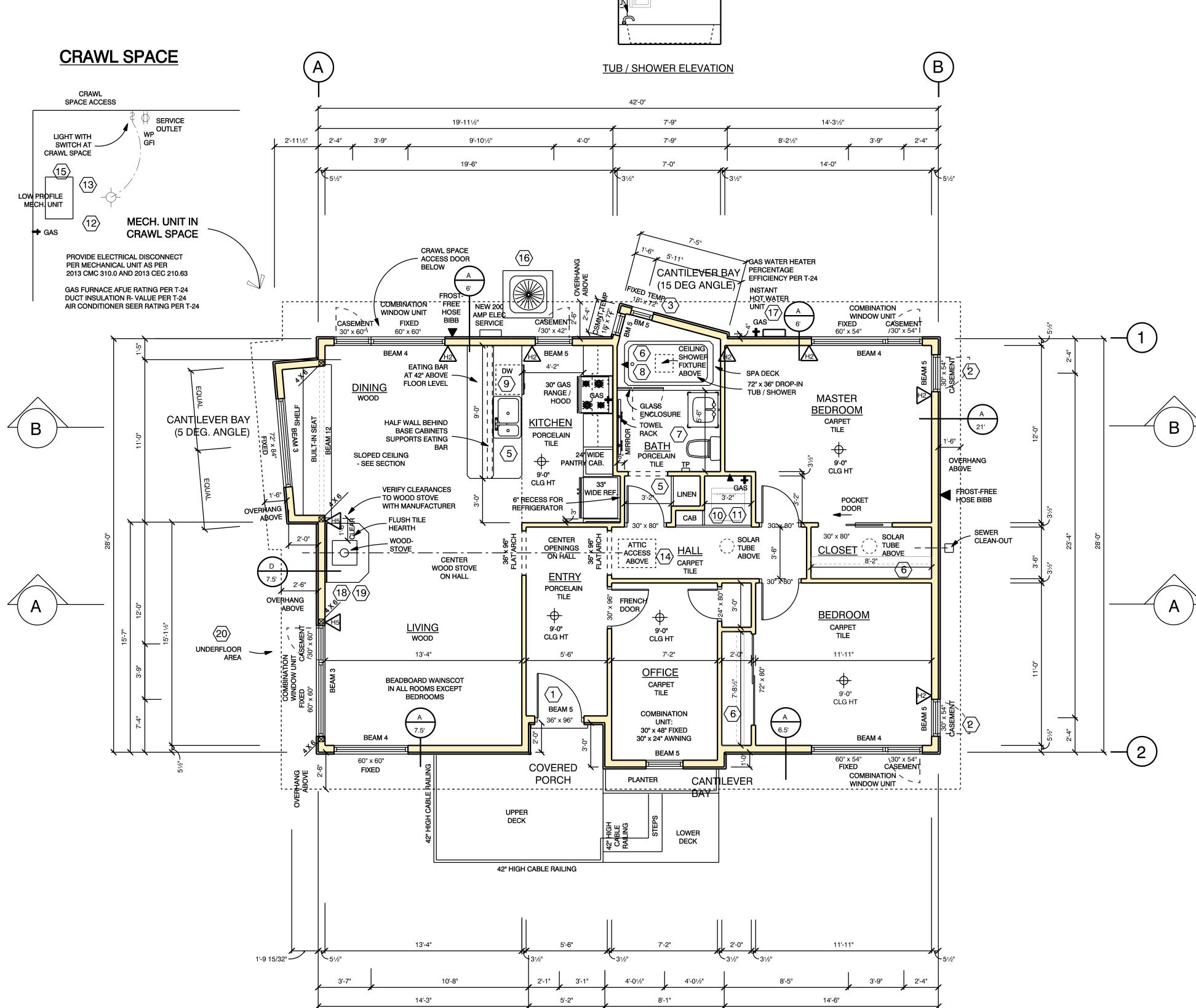
- FLOOR DRAIN FOR WASHER OVER-FLOW VERIFY LOCATION IN FIELD
- UNDER-FLOOR AREA WITH STORAGE OR FUEL-FIRED EQUIPMENT WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON THE UNDERSIDE BY HALF-INCH SHEETROCK OR A SPRINKLER

- MIN. 30" x 30" CLEAR MAINT. SPACE AT HWH AND FURNACE VERIEV POOM DIMENSIONS WE TO SEE FURNACE - VERIFY ROOM DIMENSIONS W/ EQUIPMENT
- ATTIC ACCESS ABOVE WITH LIGHT ON SWITCH AND SERVICE OUTLET. PROVIDE LARGE ACCESS DOOR TO ACCOMMODATE ATTIC MOUNTED MECHANICAL EQUIPMENT.

IF ATTIC HAS A VERTICAL HEIGHT OF MORE THAN 30", PROVIDE A READILY ACCESSIBLE ACCESS OPENING NOT LESS THAN 22" X 30" FOR EMERGENCY ENTRY TO ATTIC, EXCEPT NOT LESS THAN 30" X 30" ACCESS OPENING WHEN MECHANICAL EQUIPMENT IS INSTALLED IN ATTIC (ACCESS TO BE WITHIN 20 FT. OF MECHANICAL UNIT). MINIMUM 30" UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING. SECTION 1505.1 OF THE CBC.

- GAS FURNACE AFUE RATING PER T-24 **DUCT INSULATION R- VALUE PER T-24** GAS WATER HEATER PERCENTAGE EFFICIENCY PER T-24 AIR CONDITIONER SEER RATING PER T-24
- 16) A/C COND. UNIT ON CONCRETE PAD CONCRETE PAD SHALL BE MINIMUM 3" THICK - VERIFY FINAL LOCATION IN FIELD -- A/C COND SEER RATING PER T-24
- TANKLESS WATER HEATER. INSTALL AND VENT PER MANUFACTURER'S INSTRUCTIONS.
- U.L. LISTED WOOD BURNING FIRE-BOX. INSTALL UNIT AND VENT AS PER LISTING, MFR'S INSTRUCTIONS AND ALL APPLICABLE CODES. ALL SOLID FUEL BURNING APPLIANCES MUST BE E.P.A. PHASE II CERTIFIED AND MEET CALIF. ENERGY
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR HEARTH REQUIREMENTS. (IF NO SPECIFICATIONS PROVIDED BY THE MANUFACTURER, HEARTHS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREBOX. WHERE THE FIREBOX OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT AND AT LEAST 12" BEYOND EACH SIDE)





42'-0"

FLOOR PLAN SCALE: 1/4" = 1'-0"

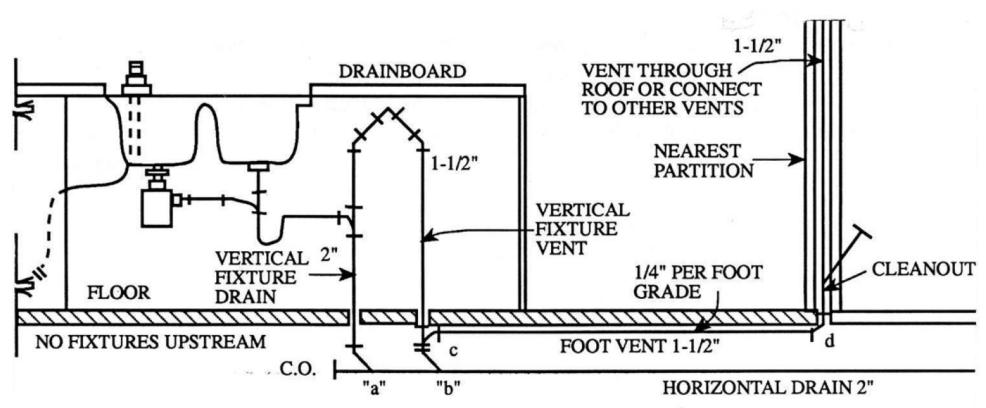
SPECIAL VENTING FOR ISLAND FIXTURES

TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAIN-BOARD HEIGHT. THE VENT IS THEN RETURNED DOWNWARD AND CONNECTED TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE

THE RETURNED VENT SHALL HE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE-BRANCH FITTING AND SHALL IN ADDITION BE PROVIDED WITH A FOOT VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE-BRANCH FITTING IMMEDIATELY BELOW THE FLOOR. THIS FOOT VENT EXTENDS TO THE NEAREST PARTITION AND THENCE THROUGH THE ROOF TO THE OPEN AIR, OR MAY BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED.

DRAINAGE FITTINGS SHALL BE USED ON ALL PARTS OF THE VENT BELOW THE FLOOR LINE. THIS INCLUDES FITTINGS NOTED AS "A". "B", "C", AND "D". THE FOOT VENT SHALL MAINTAIN A MINIMUM SLOPE OF ONE-QUARTER (1/4) INCH PER FOOT BACK TO THE DRAIN. THE RETURN BEND USED UNDER THE DRAIN-BOARD SHALL BE A ONE PIECE FITTING, OR AN ASSEMBLY OF A 45 DEGREE, A 90 DEGREE, AND A 45 DEGREE ELBOW IN THE ORDER NAMED. PIPE SIZING SHALL BE AS REQUIRED IN THE CODE.

SPECIAL VENTING FOR ISLAND FIXTURES IS A METHOD FOR VENTING A FIXTURE IN AN ISOLATED LOCATION WHERE VENT PIPES INSTALLED AS NORMALLY REQUIRED IN UPC WOULD NOT BE PRACTICAL.



A, B AND C ARE Y-BRANCH FITTINGS

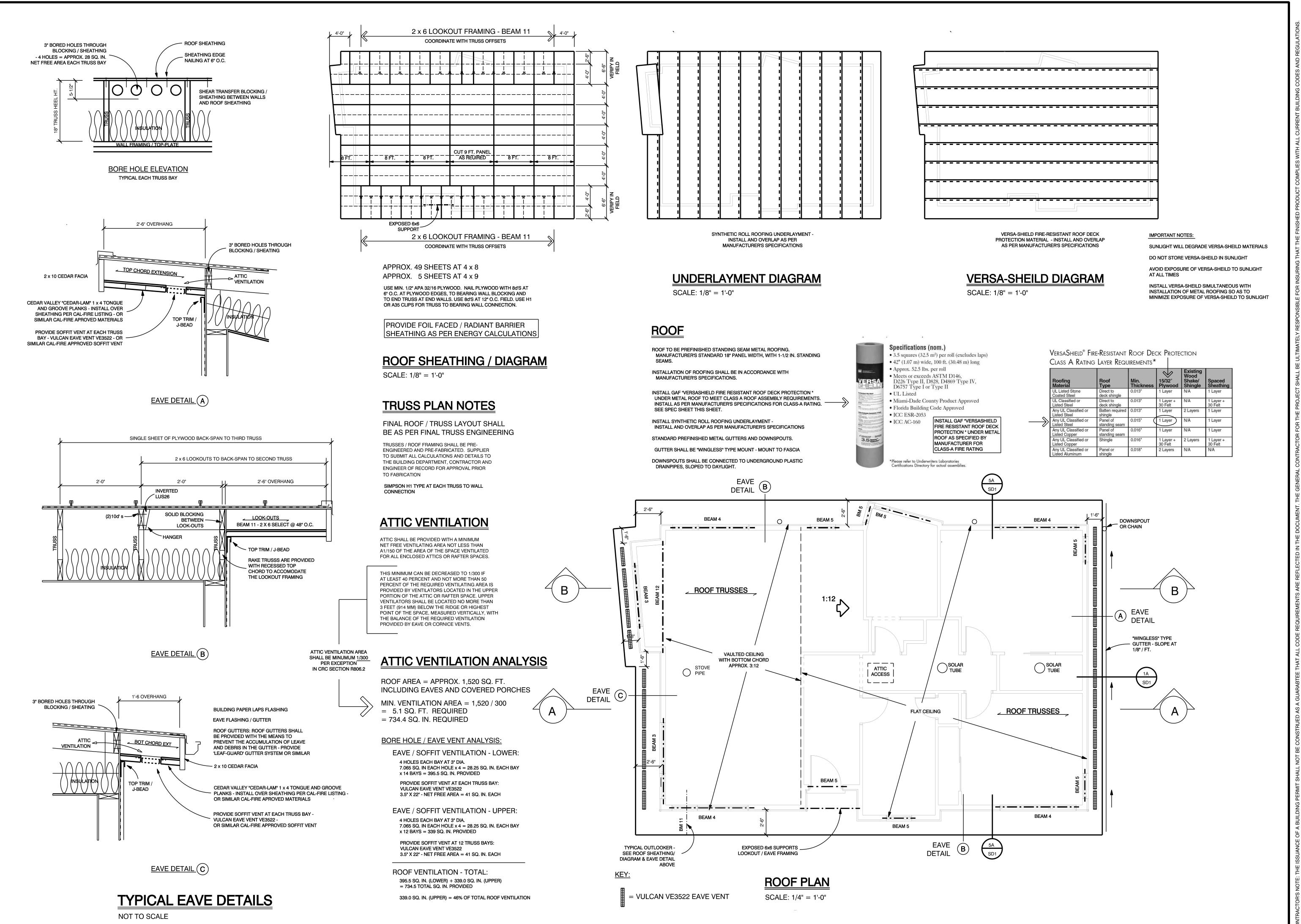
FOXLEY DESIGN foxleydesign.com 530.559.7552

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PERMIT SET XX-XX-XX

CADD FOLDER CADD FILE DRAWN BY

FLOOR PLAN





HINER FIRE MASTER PLAN THE TILDEN HOUSE

REMARKS DATE

PERMIT SUBMITTAL

12-21-21

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE

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WINDOW SCHEDULE

MILGARD THERMALLY IMPROVED (TIE) ALUMINUM WINDOWS:

MILGARD RESIDENTIAL SPECIAL WARRANTY:

FULL LIFETIME WARRANTY TO ORIGINAL OWNER

STANDARD DARK BRONZE ANODIZED COLOR INSULATED GLASS UNITS:

COMBINATION UNIT:

60" x 60" FIXED

30" x 60" AWNING

DOUBLE STREGTH GLASS (DS), 1/8" THICKNESS

MILGARD SUNCOAT MAX LOW-E 366

WARRANTY: STANDARD GRIDS ON SELECTED UNITS - SEE WINDOW SCHEDULE: O ORIGINAL OWNER PATTERN AS SHOWN ON WINDOW SCHEDULE

COMBINATION UNIT:

60" x 60" FIXED

30" x 60" AWNING

ELEVATIONS

COLOR TO MATCH FRAME

OBSCURE GLASS ON SELECTED UNITS - SEE

WILDFIRE (WUI) REQUIREMENTS:

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010.

COMBINATION UNIT:

60" x 54" FIXED

30" x 54" AWNING

COMBINATION UNIT:

60" x 54" FIXED

30" x 54" AWNING

30" x 48" FIXED

30" x 24" AWNING

WINDOW SCHEDULE
STANDARD INSECT SCREENS

EXTERIOR WINDOW ELEVATIONS 1 = PROVIDED TEMPERED SAFETY GLASS AT WINDOWS ADJACENT TO TUB **HORIZONTAL GRIDS THIS** WINDOW **FIXED** OBSCURE GLASS OBSCURE GLASS 30" CSMT 60" FIXED 60" FIXED 30" CSMT 60" FIXED 30" CSMT 30" CSMT 60" FIXED 60" FIXED COMBINATION

EXTERIOR FINISHES

SIDING: CORRUGTED METAL

SIDING AT CANTILEVER BAYS:

CEDAR VALLEY "CEDAR-LAM" 1 x 4 TONGUE AND GROOVE

CAL-FIRE APPROVED - LISTING 8140-2023-0100

BELLY BAND / SKIRT TRIMS: MIN. 2x CEDAR (SO AS TO AVOID "CUPPING") ANCHORED TO SUBSTRATE WITH BRASS SCREWS - STAIN TO MATCH SIDING.

FACIA: 2 x CEDAR FASCIA AND TRIMS.

UNDER EAVES AND UNDER CANTILEVERED AREAS:

CEDAR VALLEY "CEDAR-LAM" 1 x 4 TONGUE AND GROOVE SIDING - INSTALL OVER SHEATHING PER CAL-FIRE LISTING

CAL-FIRE APPROVED - LISTING 8140-2023-0100

DECKING MATERIALS:

2 x 6 REDWOOD DECKING

CAL-FIRE APPROVED - LISTING 8110=2041-0002

RAILINGS: HORIZONTAL METAL WIRE.

WINDOWS AND DOORS

EXTERIOR WINDOWS SHALL BE ALUMINUM WITH THERMAL BREAK. BRONZE COLOR. MILGARD OR EQUAL. LOW-E GLAZING.

SEE WINDOW SCHEDULE THIS SHEET.

ROOF

ROOF TO BE PREFINISHED STANDING SEAM METAL ROOFING.
MANUFACTURER'S STANDARD 18" PANEL WIDTH, WITH 1-1/2 IN. STANDING

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INSTALL GAF "VERSASHIELD FIRE RESISTANT ROOF DECK PROTECTION "
UNDER METAL ROOF TO MEET CLASS A ROOF ASSEMBLY REQUIREMENTS.
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS FOR CLASS-A RATING.
SEE SPEC SHEET THIS SHEET.

INSTALL SYNTHETIC ROLL ROOFING UNDERLAYMENT INSTALL AND OVERLAP AS PER MANUFACTURER'S SPECIFICATIONS

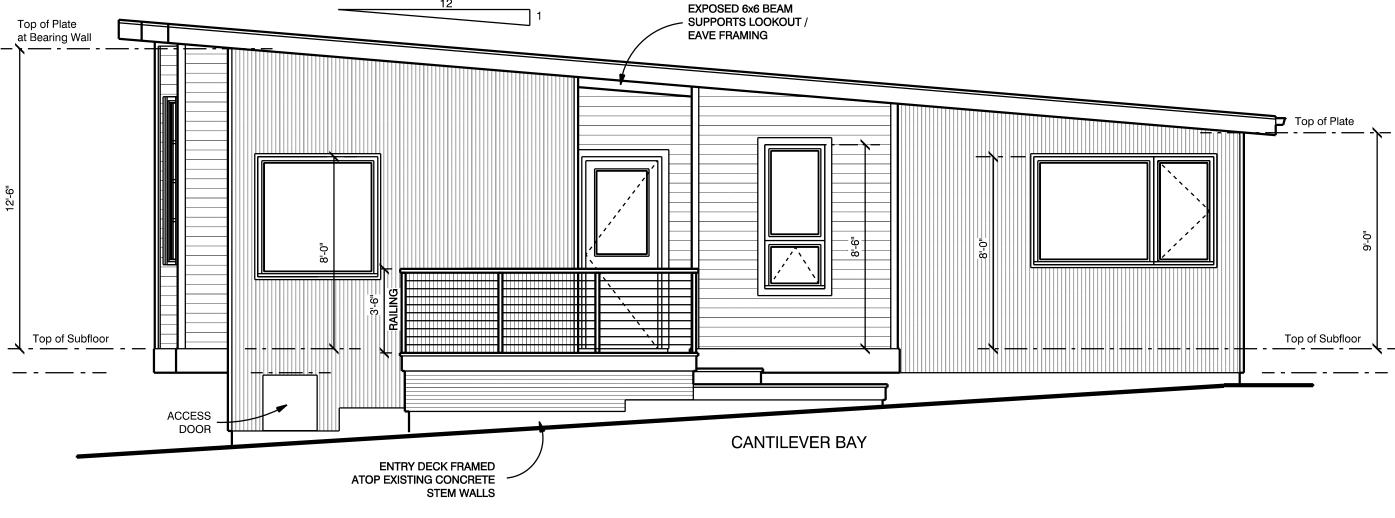
STANDARD PREFINISHED METAL GUTTERS AND DOWNSPOUTS.

GUTTER SHALL BE "WINGLESS" TYPE MOUNT - MOUNT TO FASCIA

DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND PLASTIC

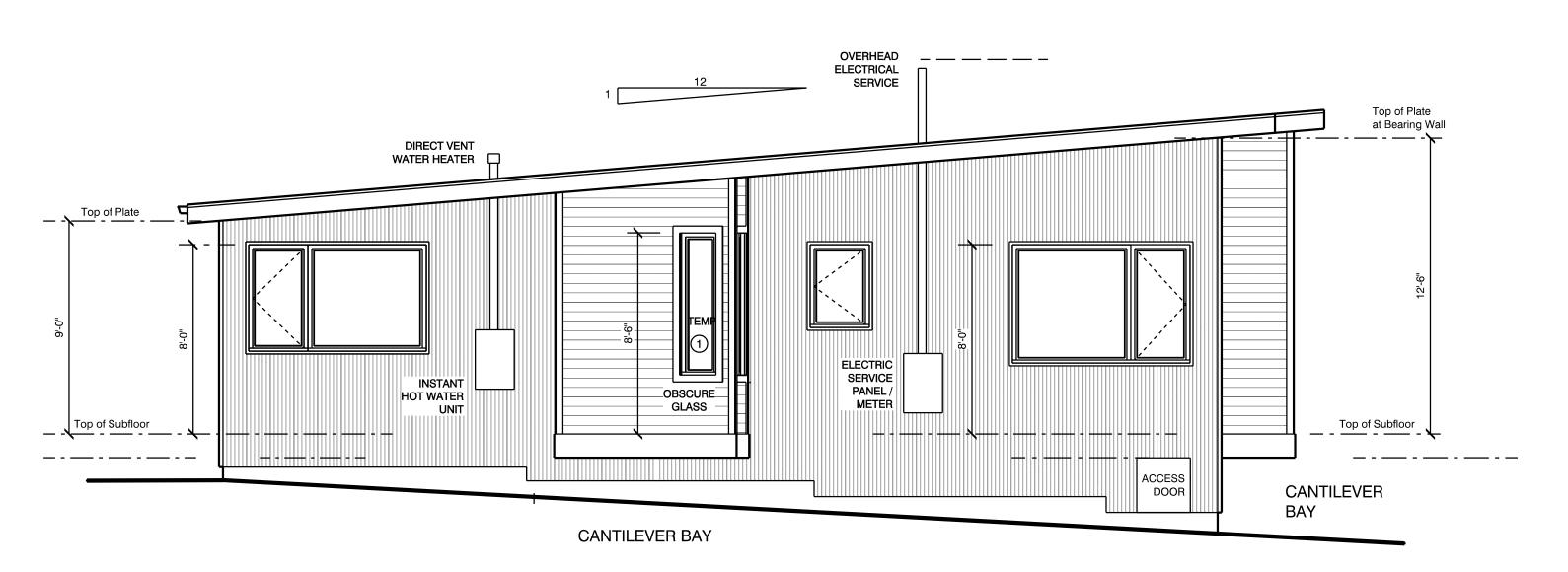
DRAINPIPES, SLOPED TO DAYLIGHT.

"SUN TUNNEL" SOLOR TUBES AS INDICATED.



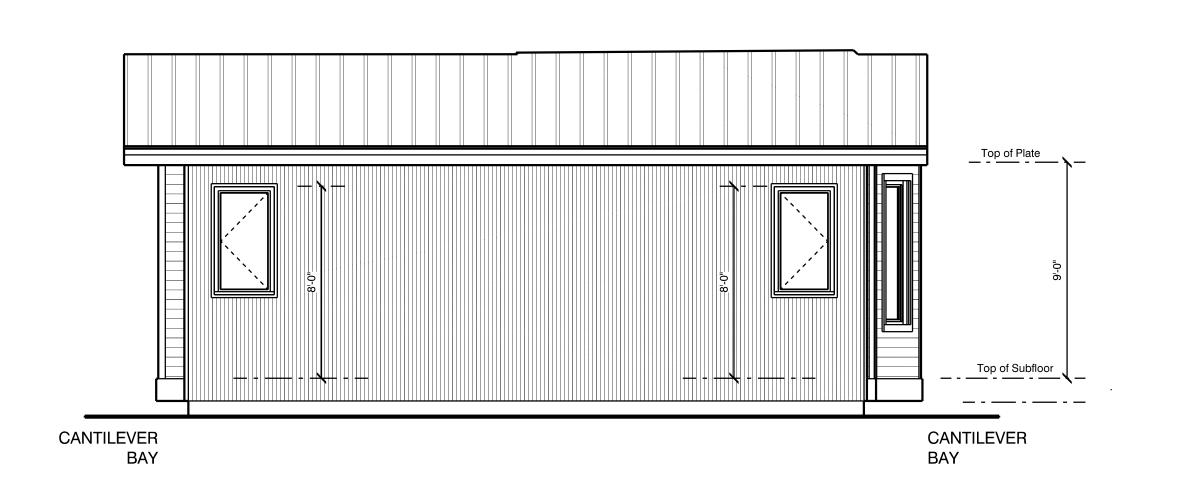
ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

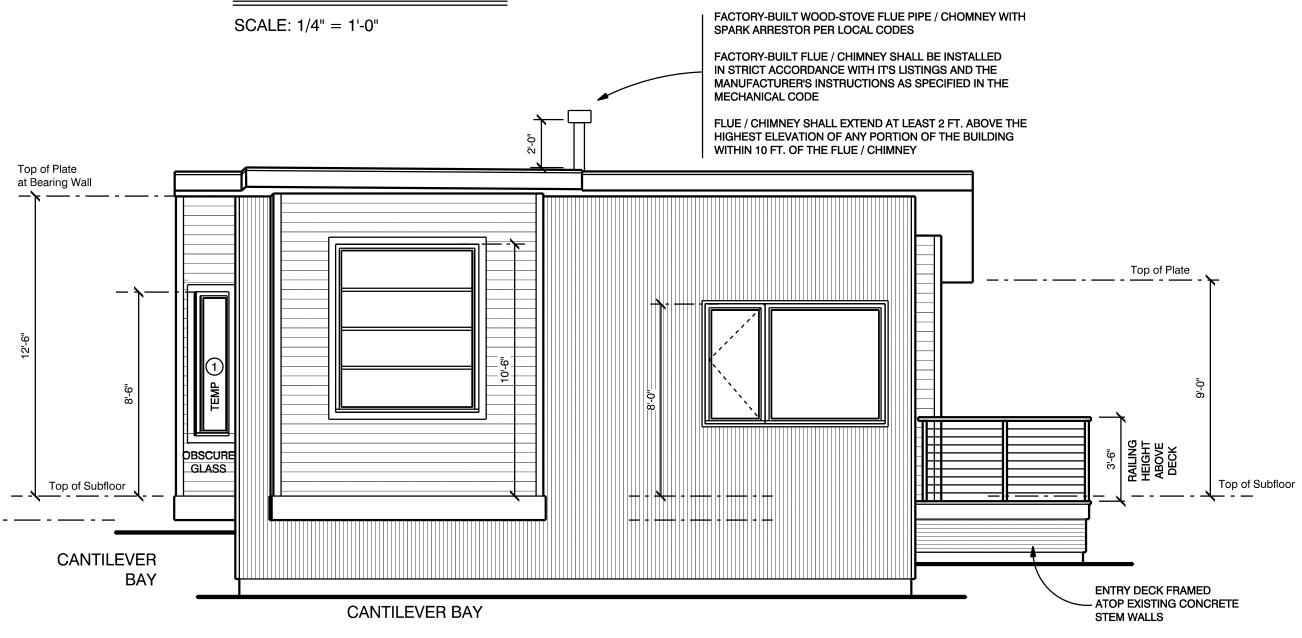


SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



AIVER FIRE MASTER PLAN

HE TILDEN HOUSE

REMARKS DATE

PERMIT SUBMITTAL

12-21-2

12-21-2

ALL FIELD CHANGES TO APPROVED
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FINAL DRAWINGS

PERMIT SET XX-XX-X

CADD FOLDER TILDE

ELEVATIONS

CADD FILE

DRAWN BY

A2-1

SPRINKLER SYSTEM:

PROVIDE SPRINKLER SYSTEM IN ACCORDANCE WITH CRC AND NEVADA COUNTY REQUIREMENTS

PROVIDE COMPLETE AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, INSTALLED IN ACCORDANCE WITH CRC AND PLACER COUNTY REQUIREMENTS.

1. ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT DO NOT CONTAIN FUEL-FIRED APPLIANCES DO NOT REQUIRE SPRINKLERS, IN ATTICS, CRAWL SPACES AND NORMALLY UNOCCUPIED CONCEALED SPACES THAT CONTAIN FUEL-FIRED EQUIPMENT, A SPRINKLER SHALL BE INSTALLED ABOVE THE EQUIPMENT; HOWEVER, SPRINKLERS SHALL NOT BE REQUIRED IN THE REMAINDER OF THE SPACE.

2. CLOTHES CLOSETS, LINEN CLOSETS AND PANTRIES NOT EXCEEDING 24 SQUARE FEET (2.2 M2) IN AREA, WITH THE SMALLEST DIMENSION NOT GREATER THAN 3 FEET (915 MM) AND HAVING WALL AND CEILING SURFACES OF GYPSUM

3. BATHROOMS NOT MORE THAN 55 SQUARE FEET (5.1M2) IN AREA. 4. DETACHED GARAGES; CARPORTS WITH NO HABITABLE SPACE ABOVE; OPEN ATTACHED PORCHES; UNHEATED ENTRY AREAS, SUCH AS MUD ROOMS, THAT ARE ADJACENT TO AN EXTERIOR DOOR; AND SIMILAR AREAS.

SPRINKLER DISCHARGE SHALL NOT BE BLOCKED BY OBSTRUCTIONS UNLESS ADDITIONAL SPRINKLERS ARE INSTALLED TO PROTECT THE OBSTRUCTED AREA. SPRINKLER SEPARATION FROM OBSTRUCTIONS SHALL COMPLY WITH THE MINIMUM DISTANCES SPECIFIED IN THE SPRINKLER MANUFACTURER'S INSTRUCTIONS, AND/OR THE PROVISIONS OF NFPA 13D.

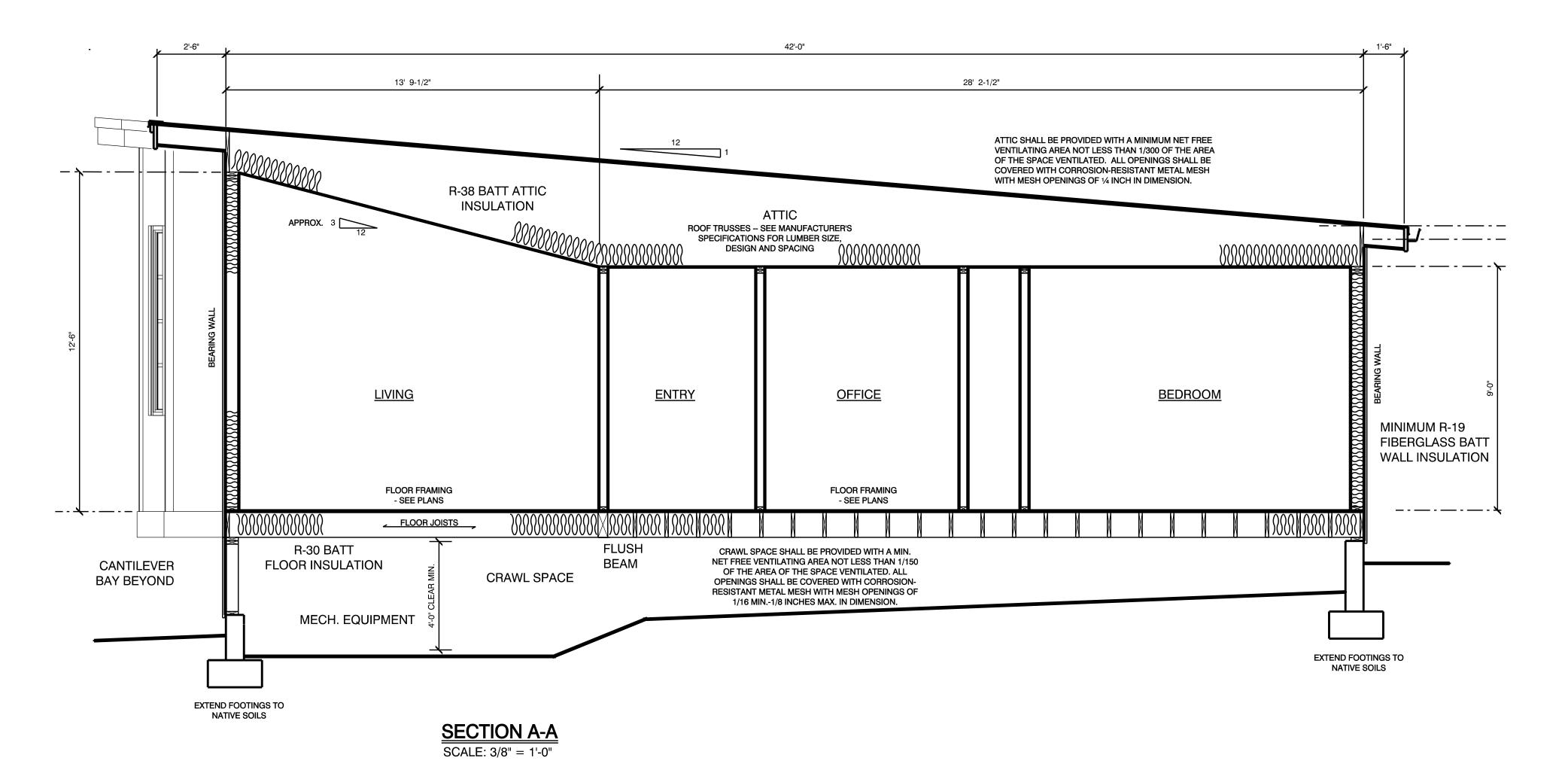
PENDANT SPRINKLERS WITHIN 3 FEET (915 MM) OF THE CENTER OF A CEILING FAN, SURFACE-MOUNTED CEILING LUMINAIRE OR SIMILAR OBJECT SHALL BE CONSIDERED TO BE OBSTRUCTED, AND ADDITIONAL SPRINKLERS SHALL BE

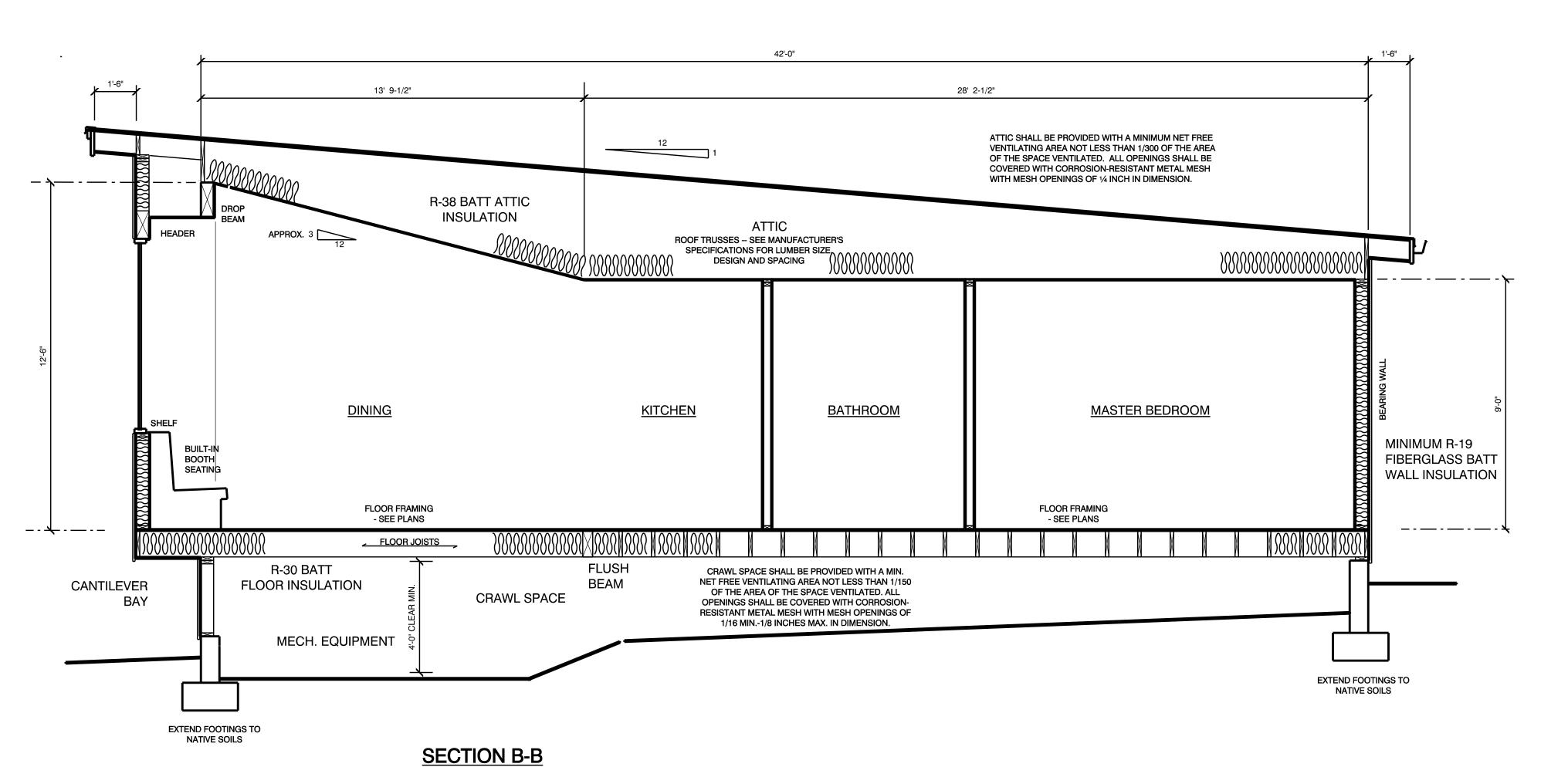
PAINTING, CAULKING OR MODIFYING OF SPRINKLERS SHALL BE PROHIBITED. SPRINKLERS THAT HAVE BEEN PAINTED, CAULKED, MODIFIED OR DAMAGED SHALL BE REPLACED WITH NEW SPRINKLERS.

WITH THE EXCEPTION OF SHUTOFF VALVES FOR THE ENTIRE WATER DISTRIBUTION SYSTEM, VALVES SHALL NOT BE INSTALLED IN ANY LOCATION WHERE THE VALVE WOULD ISOLATE PIPING SERVING ONE OR MORE

A MEANS TO DRAIN THE SPRINKLER SYSTEM SHALL BE PROVIDED ON THE SYSTEM SIDE OF THE WATER DISTRIBUTION SHUTOFF VALVE.

INSTRUCTIONS AND SIGNS. AN OWNER'S MANUAL FOR THE FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO THE OWNER. A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."





SCALE: 3/8" = 1'-0"

EXTERIOR WILDFIRE EXPOSURE NOTES

MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE CURRRENT CRC

ROOFING

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF CRC SECTION R327. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBER, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

ROOF VALLEYS: WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER.

ATTIC VENTILATION

EAVE OR CORNICE VENTS: VENTS SHALL NOT BE INSTALLED IN EAVES AND

VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:

1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF

1/16TH INCH (1.6 MM) AND SHALL NOT EXCEED 1/8TH INCH (3.2MM). 2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE. EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.

EXTERIOR WALLS

EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 127A-1.

3. THE MATERIALS USED SHALL BE CORROSION RESISTANT.

EXTERIOR WALL COVERINGS: EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE

EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE. GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

EXTERIOR DOOR ASSEMBLIES: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS ARE NOT REQUIRED TO COMPLY WITH THIS

DECKING FLOORS AND UNDERFLOOR PROTECTION

DECKING SURFACES: DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF WITH ONE OF THE FOLLOWING:

1. SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS AND PASS THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-4.

2. SHALL BE CONSTRUCTED WITH HEAVY TIMBER, EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NONCOMBUSTIBLE MATERIALS.

TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION.

3. THE USE OF PAINTS, COATINGS, STAINS, OR OTHER SURFACE

UNDERFLOOR AND APPENDAGE PROTECTION

UNDERSIDE OF APPENDAGES AND FLOOR PROJECTIONS: THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE

UNENCLOSED UNDERFLOOR PROTECTION: BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO THE GRADE THE SAME AS EXTERIOR WALL REQUIREMENTS. (EXCEPTION) THE COMPLETE ENCLOSURE OF UNDER FLOOR AREAS MAY BE OMITTED WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED WITH EXTERIOR IGNITION-RESISTANT MATERIAL CONSTRUCTION OR BE HEAVY TIMBER.

DEFENSIBLE SPACE

PRIOR TO BUILDING PERMIT FINAL APPROVAL. THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION

ACCEPTABLE METHODS OF COMPLIANCE INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY AND MAY INCLUDE ANY OF THE FOLLOWING:

- 1. LOCAL, STATE OR FEDERAL FIRE AUTHORITY OR DESIGNEE AUTHORIZED TO ENFORCE VEGETATION MANAGEMENT REQUIREMENTS 2. ENFORCING AGENCY
- 3. THIRD-PARTY INSPECTION AND CERTIFICATION AUTHORIZED TO ENFORCE
- VEGETATION MANAGEMENT REQUIREMENTS 4. PROPERTY OWNER CERTIFICATION AUTHORIZED BY THE ENFORCING
- AGENCY

REMARKS

PERMIT SUBMITTAL

12-21-21

FOXLEY DESIGN

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ALL FIELD CHANGES SET OF PLANS SHALL APPROVED BY THE BI DEPARTMENT. FAILUF TO PROVIDE CHANGE BUILDING DEPARTME CAUSE FOR THE DEP. ISSUE A STOP WORK	BE FIRST JILDING RE S TO THE NT WILL BE ARTMENT TO
REMARKS	DATE
REMARKS FINAL DRAW	
FINAL DRAW	/INGS
FINAL DRAW PERMIT SET CADD FOLDER CADD FILE	TILDEN A2-2
FINAL DRAW PERMIT SET CADD FOLDER	/INGS XX-XX-XX